

LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

LEGEND



ACCESS TO PUBLIC R.O.W.

PHASE	COMPLETION DATE	PROPOSED USE
1	FALL '97	COMMERCIAL/RETAIL
2	SPRING '98	"
3	SUMMER '98	"
4	SPRING '99	"
5	SPRING '2000	"
6	SUM '2001	"
7	FALL '2002	"

P-10A
DILLON, WILLIAM S. & MARYLYN R.
27230 BULVERDE RD.
SAN ANTONIO, TX. 78220-2110

P-10C
WILLEMINK, GUTHRIE F.
27230 BULVERDE RD.
SAN ANTONIO, TX. 78220-2533

P-10B
KIRK, CORRELL
333 BULVERDE
SAN ANTONIO, TX. 78210-4465

P-10D
BULTENFUS, HERBERT A.
& MARY G. C/O
LARRY H. BULTENFUS
68 QUASTON CT.
CONROE, TX. 77305-1115

P-10

P-10
ROSS, RUBY S.
27230 BULVERDE RD.
SAN ANTONIO, TX. 78220-2630

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97 OCT 16 PM 2:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA

Oct 24, 1997 589
(date) (number)

If no plats are filed, plan will
expire on April 24, 1999

1st plat filed on

PARRISH CO.
OWNER: PARRISH, DAN W. & SUSAN H.
20003 N. HIGHWAY 281
SAN ANTONIO, TX. 78260-9587

PHASE 1
(2.021 ACRE)

PHASE 2
(1.000 ACRE)

PHASE 4
(7.825 ACRE)

38.28 ACRE TRACT

PHASE 5
(10.192 ACRE)

PHASE 6
(5.830 ACRE)

PHASE 7
(5.572 ACRE)

UNDEVELOPED

1004.67' TO INTERSECTION OF
SOUTH CUT-BACK LINE OF
BORGFIELD ROAD.

U.S. HWY. NO. 281
(200' RIGHT-OF-WAY)

DEVELOPER:

BASS PARTNERSHIP
70 N.E. LOOP 410
SAN ANTONIO, TEXAS 78216

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



P.O.A.D.P.
BASS DEVELOPMENT

REVISIONS:
DATE NO. DESCRIPTION
03/15/97 1 ADDED ACCESS TO PUBLIC R.O.W.

DESIGN: DLA
DRAWN: JJA
CHECKED: JJA
DATE: 03-31-97
JOB NO: 26855
SHEET: 1 of 1

#589



City of San Antonio
Planning Department
Subdivision Section

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 22, 1997 Name of POADP: BASS DEVELOPMENT
Owners: Bass Partnership Consulting Firm: MACINA • BOSE • COPELAND
AND ASSOCIATES, INC.
Address: 70 N.E. Loop 410 Address: 415 Breesport Drive
San Antonio, Texas 78216 San Antonio, Texas 78216
Phone: (210) 366-5050 Phone: (210) 349-0151
Existing zoning: N/A Proposed zoning: N/A
Texas State Plane Coordinates: X: 2,142,631 Y: 1,380,271

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 7 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>7</u>	<u>38.28</u>

Is there a previous POADP for this Site? Name No No.

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name U.S. Brick No. 970255

Name No.

Name No.

Contact Person and authorized representative:

Print Name: DAVID L. ALLEN, P.E. Signature: David L. Allen, PE

Date: August 22, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

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OFFICE OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: DAVID L. ALLEN, P.E.

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997



CITY OF SAN ANTONIO

December 4, 1997

David L. Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Corrected letter for Bass Development

POADP # 589

Dear Mr. Allen:

Enclosed is the corrected letter for the Bass POADP that we spoke about. I had identified the incorrect ROW for Bulverde Road. The corrected statement is as follows:

- Bulverde is a Secondary Type A Major Thoroughfare, and will require a total of ~~83'~~ 86' of ROW.

If you have any questions or comments regarding this matter, please contact me, at 207-7900.

Sincerely,

Elizabeth A. Carol
Planner II

EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



CITY OF SAN ANTONIO

November 14, 1997

David L. Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Bass Development

POADP # 589

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Bass Development Subdivision Preliminary Overall Area Development Plan # 589. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- Bulverde is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



CITY OF SAN ANTONIO

October 24, 1997

David L. Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Bass Development

POADP # 589

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Bass Development Subdivision Preliminary Overall Area Development Plan # 589. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- Bulverde is a Secondary Type A Major Thoroughfare, and will require a total of 83' of ROW

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer

Bob
do we need to
correct it or
just wait
for the
plat to
come
Ac

861



Texas Department

Sep 5 '97 10:45 P.01	
POST-IT FAX INVOICE	
To Elizabeth Carol	From Jesse Hayes
Co./Dept. CSA Planning	Co. TXDOT
Phone # 207 7893	Phone # 615 5860
Fax # 207 4441	Fax #

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 4, 1997

P.O.A.D.P REVIEW

Bass Development

Located on US 281 North, 1904.67' south of Borgfeld Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Future expansion of US 281 will require a minimum of 100 feet of additional ROW at this location. Therefore we request that all planned development be setback a minimum distance of 125 feet.

Access Limits/Restrictions

This development is eligible for a maximum combined total of seven(7) access points along the overall US 281 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways". See additional comments below.

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: There are two existing temporary median crossovers on US 281 between Bulverde Road and Borgfeld Road. No additional median crossovers will be permitted within these limits, and the existing median crossovers will not be relocated. Future expansion plans for US 281 will include grade separations at both Bulverde Road and Borgfeld Road. All temporary median crossovers will be removed at the time these grade separations are constructed.

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Bass Development FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☒ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage Easements maybe require
and will be address during the platting
process.

Burt Rubio

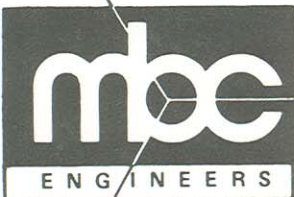
Signature

Sen. Eng. Tech 9-2-97

Title

Date

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LAND DEVELOPMENT
SERVICES DIVISION



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

TO Planning Dept.

Proj. No. 26855 Date 10-16-97

Re: P.O.A.D.P.

Attn: Elizabeth

GENTLEMEN:

WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☒ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
6	03-31-97	1 of 1	P.O.A.D.P. (Bass Development)

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☐ For review and comment

☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO _____

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

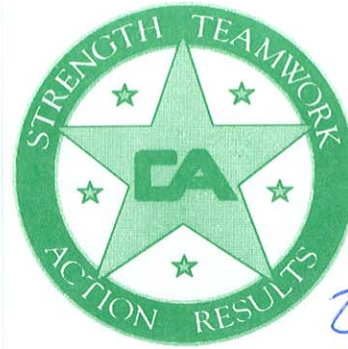
97 OCT 18 PM 2:27
SIGNED

RECEIVED

Bass Development

- TXDOT
- Bulverde ROW * show
- TIA

David
Allen
called
9.5.97



**CAPITOL
CEMENT**

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Bass Development

281 + Bulverde Rd

outside city
over Aquifer

7 Comm. lots +/- 38 Acres
7 phases

Bulverde ~~86'~~ ~~110'~~ 86'
TXDOT

* ready for Approval

STAR

Continuous Improvement Process